



2014-008783

Klamath County, Oregon

08/22/2014 02:40:09 PM

Fee: \$47.00

After recording return to:

Wilmer E. Hammerich, Jr.

18425 W. Langell Valley Rd.

Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:

Wilmer E. Hammerich, Jr.

18425 W. Langell Valley Rd.

Bonanza, OR 97623

Escrow No. MT101369SH

Title No. 0101369

SWD r.020212

STATUTORY WARRANTY DEED

3 Diamond E, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Wilmer E. Hammerich, Jr. and Kimberly D. Hammerich, as tenants by the entirety,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

The NE1/4 SE1/4, EXCEPT the North 10 acres thereof in Section 7, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$215,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2014-2015 Real Property Taxes a lien not yet due and payable.

4700

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this _____ day of Aug. 20, 2014.

Paul N. Gardner
Paul N. Gardner, Member

Debra L. Gardner
Debra L. Gardner, Member

David V. Gardner
David V. Gardner, Member

Mary L. Gardner
Mary L. Gardner, Member

William R. Gardner
William R. Gardner, Member

Davene K. Gardner
Davene K. Gardner, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 20th, 2014 by Paul N. Gardner, Debra L. Gardner, David V. Gardner, Mary L. Gardner, William R. Gardner and Davene K. Gardner, as Members of 3 Diamond E, LLC.



Howard
(Notary Public for Oregon)
My commission expires 11-18-15